

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLAND LINE
	100 FOOT WETLAND BUFFER
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING TREE LINE
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT

**NOTES:**

- EXISTING BASE INFORMATION TAKEN FROM WESTCHESTER COUNTY G.I.S. SYSTEM.
- EXISTING WETLAND INFORMATION TAKEN FROM EXHIBIT 2 "WETLANDS" FIGURE AS PART OF THE "HILL PROPERTY AND COMPREHENSIVE PLAN ANALYSIS" AS PREPARED BY SACCARDI & SCHIFF, INC., DATED SEPTEMBER 1, 2005.



**TABLE OF LAND USE - SITE PLAN**

R-3 DISTRICT	REQUIRED/PERMITTED	PROVIDED
LOT AREA (SF)	3,630	840,708 (19.3 AC)
FLOOR AREA RATIO, USABLE (WITH PUBLIC SEWERS)	0.20 FOR MAX. 12 U/AC 0.215 FOR MAX. 10 U/AC	9 UNITS / AC
MINIMUM SITE AREA (ACRES)	-	-
LOT WIDTH AT MAIN BUILDING LINE	-	-
LOT DEPTH (FT)	150	1,230
FRONT YARD (FT)	50	60
SIDE YARD (FT)	-	-
MAIN OR ACCESSORY BLDG, MIN EITHER SIDE	50	52
TWO COMBINED	100	255
ACCESSORY BLDG IN REAR YARD, MIN EITHER SIDE	20	-
REAR YARD (FT)	-	-
MAIN BUILDING	50	50
ACCESSORY	-	-
MAXIMUM HEIGHT	-	-
MAIN BUILDING	40	-
ACCESSORY BUILDING OR STRUCTURE	-	-
MINIMUM USABLE FLOOR AREA PER DU	-	-
MAXIMUM BUILDING COVERAGE OF ACTUAL LOT	20%	1 2/3%
REQUIRED OFF STREET PARKING SPACES PER D.U	1.5/DU (225 SPACES)	296
ROAD FRONTAGE	-	900

**DENSITY CALCULATION**

NET AREA OF SITE SHALL BE DETERMINED BY SUBTRACTING THE AREA OF WETLAND AND CONTROLLED AREAS FROM THE GROSS AREA OF THE SITE

GROSS AREA OF SITE	19.3 AC
AREA OF WETLANDS & BUFFER	1.2 AC
NET AREA OF SITE	18.1 AC

MAXIMUM DENSITY OF 9 UNITS PER ACRE (18.1 X 9)

PROPOSED UNIT COUNT	150 UNITS
10 BUILDINGS @ 14 UNITS = 140 Units	
1 BUILDING @ 10 UNITS = 10 Units	

**PARKING SUMMARY**

PARKING REQUIRED AT 1.5 SPACES PER DWELLING UNIT	225 SPACES
PARKING PROVIDED	
GARAGE SPACES	108
DRIVEWAY SPACES	108
SURFACE PARKING	80
TOTAL PARKING PROVIDED	296 SPACES

**GIS** GEOGRAPHIC INFORMATION SYSTEMS

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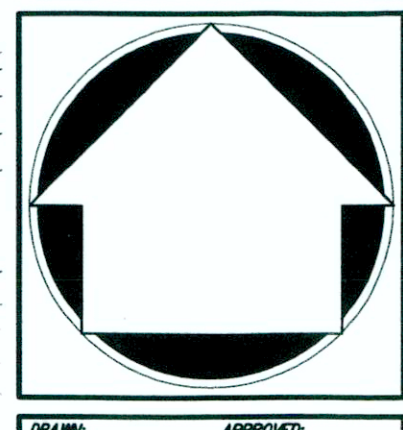
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**SITE PLAN**  
SUMMIT HILL  
HILL BOULEVARD & EAST MAIN STREET  
TOWN OF YORKTOWN, NEW YORK



SCALE	1" = 60'
DATE	02/14/2018
PROJECT NO.	17208
DRAWN BY	DCS
CHECKED BY	DCS
DATE	02/14/2018
SCALE	AS SHOWN

LS-1